112.0	0003	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,800 / 825,800
					USE VALUE:	825,800 / 825,800
					ASSESSED:	825,800 / 825,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTYAN RAJEEN
Owner 2:	KOYTAN-MURPHY CARMEL
Owner 3:	
Street 1:	12 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CACCIOLA DAVID P -
Owner 2:	-
Street 1:	90 CLARENDON AVENUE
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains 13,109 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 1956 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13109.000	285,000		540,800	825,800
Total Card	0.301	285,000		540,800	825,800
Total Parcel	0.301	285,000		540,800	825,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.19 | /Parcel: 422.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 71086

GIS Ref

GIS Ref

Insp Date 09/17/18

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PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,100	0	13,109.	540,800	825,900	825,900	Year End Roll	12/18/2019
2019	101	FV	222,700	0	13,109.	533,100	755,800	755,800	Year End Roll	1/3/2019
2018	101	FV	222,700	0	13,109.	409,500	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	222,700	0	13,109.	386,300	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV	222,700	0	13,109.	355,400	578,100	578,100	Year End	1/4/2016
2015	101	FV	217,400	0	13,109.	332,200	549,600	549,600	Year End Roll	12/11/2014
2014	101	FV	217,400	0	13,109.	306,000	523,400	523,400	Year End Roll	12/16/2013
2013	101	FV	217,400	0	13,109.	306,000	523,400	523,400		12/13/2012

PRINT

Date	Time
12/10/20	23:13:33

LAST REV

Date	Time
07/28/20	11:58:37

danam

8678

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCIOLA DAVID	34453-2		12/28/2001		300,000	No	No		
SOURCE ONE MORT	26180-524		3/29/1996		85,000	No	No		L

USER DEFINED

Prior Id # 1:	71086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	424	Redo Bat	20,388	C				
7/8/2015	904	Solar Pa	22,000		7/8/2015			Install 31 solar p
8/13/2003	676	Siding	12,000	C		G6	GR FY06	REPL VINYL W/ VINY
4/24/2002	281	New Wind	4,000	C				9 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	CC	Chris C
2/27/2009	Info At Door	189	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
11/6/2000	Hearing Chag		
2/7/2000	Measured	264	PATRIOT
5/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13109		Sq. Ft.	Site		0	70.	0.59	6			Topo	-5					540,824						540,800	

Total AC/HA: 0.30094 | Total SF/SM: 13109 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,824 | Spl Credit | Total: 540,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18680978
Const Adj.:	0.97990203
Adj $ / SQ:	145.370
Other Features:	86021
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387189
Depreciation:	102218
Depreciated Total:	284971

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	8	
Totals			
1	7	8	

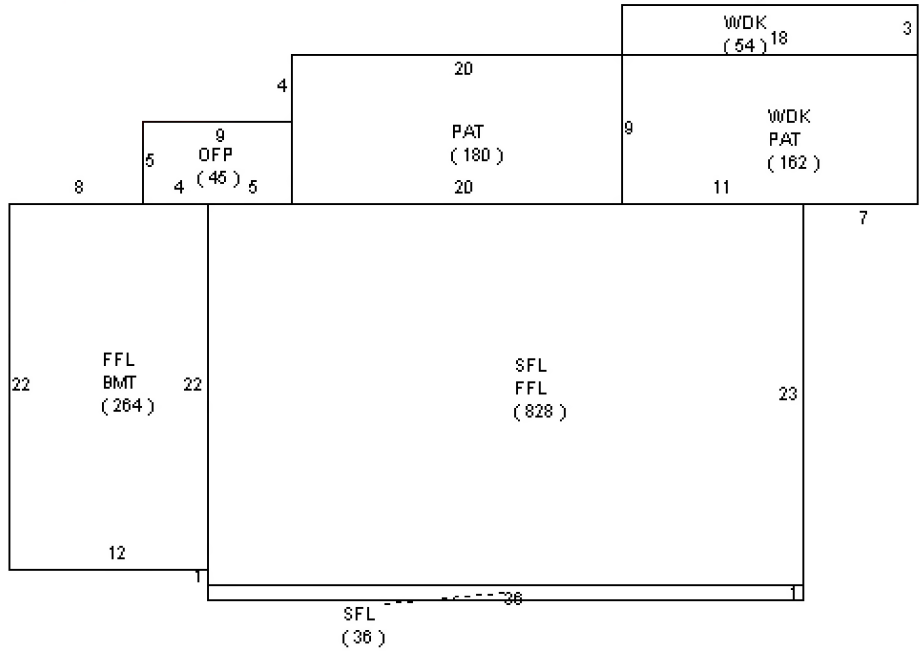
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.37
Special Features:	0	Val/Su Net:	100.96
Final Total:	285000	Val/Su SzAd	145.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	145.370	158,744
SFL	Second Floor	864	145.370	125,599
PAT	Patio	342	3.280	1,121
BMT	Basement	264	43.610	11,513
WDK	Deck	216	10.420	2,250
OFP	Open Porch	45	43.120	1,940

Net Sketched Area:	2,823			Total:	301,167
Size Ad	1956	Gross Are	2823	FinArea	1956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	